







57 Pauls Croft, Cricklade, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN6 6AJ or call the office at any time for detailed directions from your location.

### **SUMMARY**

Substantial, detached family home which is situated in this desirable location combining the benefits of a quiet close, with easy access to the many amenities of this popular town. The accommodation includes six bedrooms, three bathrooms, and plenty of reception space arranged over four separate areas. Further benefits include driveway parking, garage, and an exceptionally high energy efficiency combined with solar panels making it an affordable house to run.

### **PROPERTY**

The front door leads into a welcoming entrance hall with stairs leading to the first floor and a useful storage cupboard below. To the left is a reception room currently used as an office, whilst to the right is the kitchen/breakfast room. This has been recently refitted with a range of storage and appliances, breakfast bar, and attractive lighting. A door leads out to the large 'L shaped' dining/family room which has patio doors leading to the garden room. This provides useful additional reception space and views over the garden. Double doors from the dining area lead through to the living room with feature fireplace. There is a utility which offers further storage and appliance space as well as access to the garage. The ground floor is completed by a cloakroom with wc, and wash hand basin.

The first floor landing has stairs leading to the second floor and a large airing cupboard. The master bedroom is a particularly good size with built in wardrobes and views over the garden. There is an ensuite fitted with a bath with shower over, wc, and wash hand basin. There are three more bedrooms on this level, one with built in wardrobes, and a family bathroom fitted with an airing cupboard, and suite comprising shower, wc, and wash hand basin.

The second floor landing has quite a lot of space for a further

office/study area, as well as access to the two further double bedrooms with built in wardrobes, and a bathroom with suite comprising bath, wc, and wash hand basin.

### **GARDENS**

The property sits on a generous plot with large driveway providing access to the garage with electric up and over door to the front, light, and power. There is gated side access to the rear garden which is a good size and mainly laid to lawn with borders and patio areas adjoining the house and at the far end with shed and greenhouse. It is enclosed by fencing and there is gated access to the rear.

### **LOCATION**

Pauls Croft is a particularly desirable close, situated in a perfect position being both a quiet no through road but within easy reach of the many amenities of this popular town. Cricklade is conveniently located between Cirencester and Swindon and offers easy access to the local road and rail network including M4 and M5.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

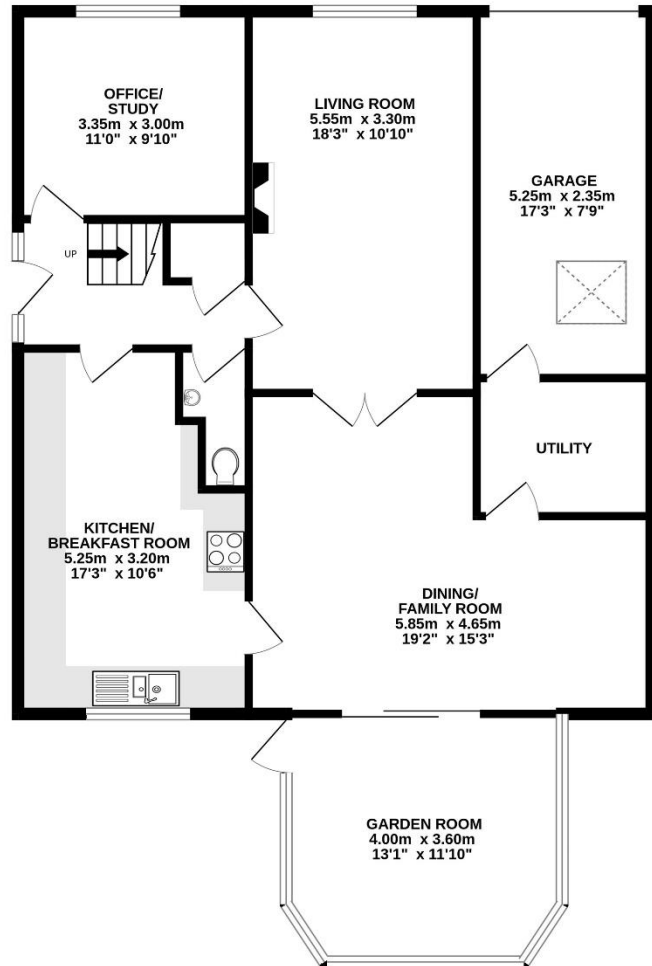
### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

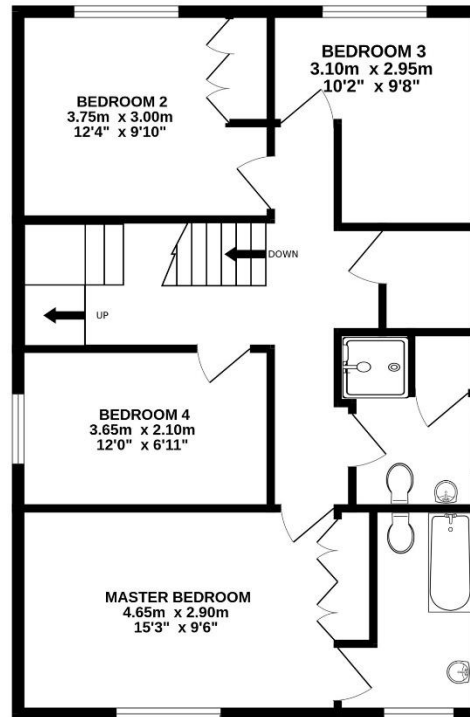
### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

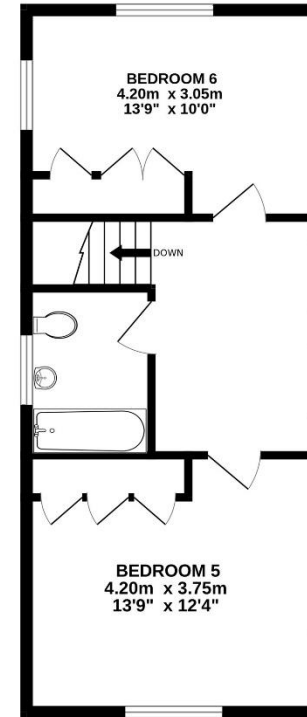
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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